





City of Loma Linda Official Report

Robert Christman, Mayor
Stan Brauer, Mayor pro tempore
Floyd Petersen, Councilmember
Robert Ziprick, Councilmember
Rhodes Rigsby, Councilmember

COUNCIL AGENDA: August 22, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: ZONE CHANGE NO. 06-05 AND ANNEXATION NO. 06-01
(PETERSEN TRACT)

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Approve and Adopt Zone Change No. 06-05, Council Bill #O-2006-11 (First Reading/Set Second Reading for September 12, 2006) to pre-zone the Petersen Tract to R-1, Single-Family Residence (Attachment A) and:
2. Approve and Adopt Annexation No. 06-01, Council Bill #R-2006-50 to establish policies for development and annexation of the City's Sphere Of Influence (Attachments B).

BACKGROUND

A detailed chronology of the project review process and landmark dates is available for review in Attachment C, Planning Commission Staff Report of August 16, 2006.

On August 16, 2006, the project was heard by the Planning Commission for review of and recommendations on the proposed Zone Change and Annexation. No pertinent issues were raised by the public or commission. The Zone Change and Annexation requests passed unanimously, and their recommendations to approve the requests were forwarded to the City Council.

Project Description

A detailed description of the Zone Change and Annexation requests, as well as the existing setting of the project area are available for review in Attachment C, Planning Commission Staff Report of August 16, 2006.

Public Comments

To date, no written comments have been received by the Community Development Department. However, at the August 7, 2006 community meeting, Petersen Tract residents made comments that were in favor of the annexation.

ANALYSIS

Analysis of the Plans for Services document which identifies the availability and extension of City services as well as the benefits and liabilities to the residents of the Petersen Tract are available for reference in Attachment C.

Findings

Findings in support of the approval of Zone Change No. 06-05 and Annexation No. 06-01 are available for reference in Attachment C.

ENVIRONMENTAL

California Environmental Quality Act (CEQA) Compliance

The proposed annexation is eligible for a Class 19 Categorical Exemption pursuant to the CEQA Guidelines §15319, *Annexations of Existing Facilities and lots for Exempt Facilities*. The Class 19 is for annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing government agency, whichever is more restrictive, provided that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The Petersen Tract is completely built out with single-family residential uses that are provided water and trash pick up by the City. Future utility extensions would include sewer and street lights that would only serve the Petersen Tract area. In addition, the existing County General Plan land use designation and zoning district are commensurate with the City of Loma Linda's General Plan (July 25, 2006) Low Density Residential land use designation and R-1 zoning.

FINANCIAL IMPACT

The City of Loma Linda is anticipating future improvements to Petersen Tract area. For example, any new roads will be required to comply with the standards of the City of Loma Linda Department of Public Works after annexation process is complete. The Public Works Department estimates a cost of approximately \$1.6 million dollars for street improvements along Miramonte, Chula Vista, Lomas Verdes, and Amapolas Streets. Improvements will include sidewalks, street lights and pavement rehabilitation. If annexed into the City, the capitol improvements will occur in approximately five to seven years. These improvements could be placed on the City's Capitol Improvement Project list or as funding mechanisms become available.

Currently, the City of Loma Linda receives \$25,000 from the County of San Bernardino for the extension of the City's fire services to unincorporated county area. The City will no longer

receive this sum once the annexations are approved.

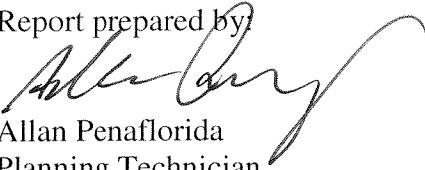
CONCLUSION

The proposed zone change to pre-zone the Petersen Tract in preparation for annexation of the area is appropriate and compatible with the existing residential uses. The annexation of the area to the City will result in greater benefits to residents.

Property taxes will not increase for county residents annexed into the City as a result of Proposition 13. Property taxes are collected by the San Bernardino County Tax Assessor's office and will continue to receive the property taxes after the annexation process is completed.

The pre-zone will facilitate the annexation of the 29 acre county island into the City by serving as a notice to the Local Agency Formation Commission (LAFCO) of the City's intentions regarding its adjacent areas.

Report prepared by


Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Council Bill #O-2006-11
- B. Council Bill #R-2006-50
- C. Planning Commission Staff Report (8-16-06)
 - 1. Site Location Map
 - 2. Project Site Photos
 - 3. Plans for Services
 - 4. County EL/RS and City R-1 Development Standards

Attachment A

Council Bill #O-2006-11

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA MODIFYING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA TO PREZONE THE PETERSEN TRACT FROM CURRENT NO ZONE TO SINGLE-FAMILY RESIDENCE (R-1) ZONE FOR THE PURPOSE OF FUTURE ANNEXATION OF THE UNINCORPORATED AREA IN TO THE CITY OF LOMA LINDA CITY LIMITS.

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda does hereby ordain as follows:

Section 2. Findings, Purpose, and Intent:

A. This Ordinance is adopted by the City Council pursuant to the City's police powers to protect the health, safety, and welfare of the public.

B. The County of San Bernardino's General Plan designates the site as Low-Density Residential and Commercial. The County zoning is Single Residential District (EL/RS). The recently adopted Loma Linda General Plan (July 25, 2006) designates the Petersen Tract as Low Density Residential because it is in the Sphere of Influence and therefore, part of the City's planning area. The City proposes to pre-zone the Tract as R-1 Single-Family Residence. The City's General Plan land use designation and proposed zoning are commensurate with those of the County.

Given the existing development pattern within the Petersen Tract area, the proposed zoning is consistent with the current County General Plan and the City's General Plan (July 25, 2006). No changes in the land use are expected because the Petersen Tract area is completely built out.

C. The proposed amendment and any future development projects would not be detrimental to the public in that the new General Plan land use designation and proposed zoning are appropriate and compatible with the existing single-family uses in the neighborhood. No new land is available for development within the Tract, and any other improvements to the existing area are to meet the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. Due to the size and nature of the of the approximately 29 acre project site, the lack of vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed amendment and annexation into the City of Loma Linda.

E. Petersen Tract residents will continue to have access from Mountain View Avenue and Mission Road. The adjacent properties in the area are developed with single-family residential land uses and will continue to remain as such. Most public utilities are available to the site and those utilities that are currently unavailable will be provided over time by the City. As indicated, improvements to the area are proposed after the annexation is approved. The improvements will include an extension of utility services as well as modification to the existing infrastructure.

Section 3. Amendment of Zoning Designations: The Official Zoning Map of the City of Loma Linda is hereby amended to change the following described property in the City's Sphere of Influence and also know as the San Bernardino County unincorporated area of Peterson Tract per Exhibit "A" (Site/Pre-Zoning Map) and Exhibit "B" (Legal Description) attached hereto and made a part hereof.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

Section 6. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 22 day of August 2006 and was adopted on the _____ day of _____ by the following vote to wit:

Ayes:
Noes:
Abstain:
Absent:

Robert Christman, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

[illegible]

EXHIBIT "B", LEGAL DESCRIPTION

PETERSEN TRACT:

Being a portion of Section 30 in Township 1 South, Range 3 West, San Bernardino Meridian, lying within the County of San Bernardino, State of California, and being more particularly described as follows:

Beginning at a point of intersection of the centerline of Mountain View Avenue with the centerline of Mission Road, said point of intersection also being a point on the existing City Boundary Line of the City of Loma Linda per "Incorporation";

- 1) Thence northerly along said existing City Boundary Line and said centerline to an angle point in said existing City Boundary Line, said point being a point on the westerly prolongation of the south line of the east-west alley in Tract 3466, Mountain View Subdivision Unit No.1, filed in Book 31 of Maps, Page 16, records of said San Bernardino County;
- 2) Thence leaving said centerline and continuing easterly along said south line of the east-west alley and said existing City Boundary Line per LAFCO 2331 City Of Loma Linda Annexation No.15, to an angle point in said existing City Boundary Line, said point also being a point on the west line of Lot 22, Block 56 as shown on the Map of the Survey of San Bernardino Rancho, in Book 7 of Maps, Page 2, records of said San Bernardino County;
- 3) Thence leaving said south line and continuing southerly along said west line and said existing City Boundary Line per LAFCO 1971 Annexation No.8, to an angle point in said existing City Boundary Line, said point being the southeast corner of
- 4) Tract 3558, Mountain View Subdivision Unit No.2, filed in Book 47 of Maps, Page 90, records of said San Bernardino County;
- 5) Thence leaving said west line and continuing along said existing City Boundary Line, through its various courses, in a generally westerly, southwesterly southeasterly southwesterly and northwesterly direction to the **Point of Beginning**.

Containing 28.5 Acres, more or less.

Prepared by:
John C. Dodrill
Deputy County Surveyor
PLS 7806 Exp. 12-31-07

Attachment B

Council Bill #R-2006-50

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) INITIATE PROCEEDINGS FOR THE ANNEXATION OF THE UNINCORPORATED "ISLAND" AREA TO THE CITY OF LOMA LINDA CITY LIMITS UNDER PETERSEN TRACT ANNEXATION (VARIOUS PARCELS IN THE CITY'S UNINCORPORATED SPHERE OF INFLUENCE).

WHEREAS, the City of Loma Linda desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the annexation of the unincorporated islands of territory that are presently within the City's sphere of influence; and

WHEREAS, the territory proposed to be annexed includes residential uses within the annexation areas; a description of the boundaries of the territory is set forth in Exhibits A attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the affected City; and

WHEREAS, public notice was sent on July 20, 2006 to the residents of the unincorporated area and neighboring residents of the City; and

WHEREAS, a public meeting was held on August 7, 2006 at the Loma Linda Senior Center for discussion of annexation; and

WHEREAS, a public hearing was held before the City's Planning Commission in the Council Chambers on August 16, 2006 for their review and recommendations regarding the Zone Change for pre-zoning of the Petersen Tract; and

WHEREAS, a public hearing was held before the City Council in the Council Chambers on August 22, 2006 for their approval and adoption of the Zone Change for pre-zoning and annexation of the Petersen Tract; and

WHEREAS, the Zone Change for pre-zoning was approved and adopted and the Annexation was approved by the City Council of the City of Loma Linda on August 22, 2006; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

The following services and improvements will be financed by general tax revenues of the City of Loma Linda: police, fire, recreation, street, street lights, and street tree maintenance. The following services and improvements will be financed by on-going service charges to users of said service: sewer and solid waste disposal services and water services. The following services and improvements will be financed and installed by the city as a Capital Improvement Plan in the future.

The City of Loma Linda will provide the following urban services to the subject site properties as they become available upon completion of the annexation process: sewer, police, planning and building inspection services; recreation and park, street and street tree maintenance; street cleaning; and

WHEREAS, the reasons for this proposed annexation are to insure the orderly long range planning and development of the area and provide for more effective municipal services to the subject sites; and

WHEREAS, the Annexation for the Petersen Tract is eligible for a Class 19 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15319, *Annexations of Existing Facilities and lots for Exempt Facilities*, and staff will file a Notice of Exemption with the County of San Bernardino Clerk of the Board of Supervisors within five days of the City Council's action on this matter; and

WHEREAS, the findings for the rezoning are made as follows:

The City's General Plan land use designation and proposed zoning are commensurate with those of the County.

The proposed amendment and any future development projects would not be detrimental to the public in that the new General Plan land use designation and proposed zoning are appropriate and compatible with the existing single-family residential uses in the neighborhood.

Due to the size and nature of the of the approximately 29 acre project site, the lack of vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed amendment and annexation into the City of Loma Linda.

No new development is being proposed as the result of the proposed zone change. Petersen Tract residents will continue to have access from Mountain View Avenue and Mission Road. The adjacent properties in the area are developed with single-family residential land uses and will continue to remain as such. The proposed zone change is appropriate and compatible with the neighborhood.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Loma Linda that the Local Agency Formation Commission of San Bernardino County is hereby requested to proceed with the annexation of islands of unincorporated territory as described in Exhibits A according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

APPROVED AND ADOPTED this 22nd day of August 2006 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

Robert Christman, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

Attachment C

Planning Commission Staff Report (8-16-06)

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF AUGUST 16, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR

SUBJECT: ZONE CHANGE NO. 06-05/ANNEXATION NO. 06-01

SUMMARY

A proposal to annex all properties within the "Peterson Tract," an island of County territory consisting of approximately 29 acres, generally located near the southeast corner of Redlands Boulevard and Mountain View Avenue, and north of Mission Road. The City's General Plan land use designation for the area is Low-Density Residential (2.1 to 5.0 dwelling units per acre). The City's proposed zoning is Single-Family Residence (R-1). The existing County General Plan land use designation is Single-Residential (RS). Therefore, the proposed zone change will not result in a change in the overall land use of the neighborhood.

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Approve Zone Change No. 06-05 based on the Findings.

PERTINENT DATA

Applicant:	City of Loma Linda
General Plan:	Low-Density Residential (County)
Zoning:	Single-Residential (EL/RS) (County)
Site:	Approximately 29 acres of developed land
Topography:	Generally flat
Vegetation:	Landscaping associated with existing development
Special Features:	None

BACKGROUND AND EXISTING SETTING

Background

The San Bernardino County unincorporated "Petersen Tract" was developed in the 1950's. The tract is located in the City's Sphere of Influence and receives some services from the City of Loma Linda. California Government Code Section 56375.3 states that island annexations may be approved without protest or elections if all of the following criteria are met:

1. Annexation is proposed by resolution of the annexing city. The island is 150 acres or less.
2. The island is surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities.
3. The island is not a gated community where services are currently provided by a community service district.
4. The island is substantially developed or developing based on the availability of public utility services, presence of public improvements or the presence of physical improvements on the parcels within the area.
5. The island is not prime agricultural land as defined in §56064.
6. The island is receiving benefits from the annexing city or will benefit from the city.

Existing Setting

The area proposed for annexation is located approximately 200 feet south of Redlands Boulevard and immediately east of Mountain View Avenue. From Mountain View Avenue the area continues east approximately 1,340 feet and from its northern boundary (200 feet south of Redlands Boulevard) the site continues for approximately 920 feet (just north of Juniper Street). The area is rectangular in shape with the exception of the southwestern corner that continues an additional 340 feet south to Mission Road forming a triangular shaped area. A Site Location Map is available in Attachment A and Site Photos are available in Attachment B.

Surrounding land uses include commercial development north of and adjacent to the site, and farther north and across Redlands Boulevard. East of the site are the remnants of a citrus grove, and the Edison Easement. South of the site are single-family residences and a residential townhouse development located farther south and across Mission Road. West of the site across Mountain View Avenue are single-family residences, multiple-family residences, and an Edison Transmission Station.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed annexation is eligible for a Class 19 Categorical Exemption pursuant to the CEQA Guidelines §15319, *Annexations of Existing Facilities and lots for Exempt Facilities*. The Class 19 is for annexations to a city or special district of areas containing

existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing government agency, whichever is more restrictive, provided that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The Petersen Tract is completely built out with single-family residential uses that are provided water and trash pick up by the City. Future utility extensions would include sewer and street lights that would only serve the Petersen Tract area. In addition, the existing County General Plan land use designation and zoning district are commensurate with the City of Loma Linda's General Plan (July 25, 2006) Low Density Residential land use designation and R-1 zoning.

ANALYSIS

Project Description and Site Analysis

This project is the pre-zoning and annexation of previously developed parcels in a County unincorporated area. Currently, the County of San Bernardino's General Plan designates the site as Low-Density Residential. The County zoning is Single Residential District (EL/RS). The recently adopted Loma Linda General Plan (July 25, 2006) designates the Petersen Tract as Low Density Residential because it is in the Sphere of Influence and therefore, part of the City's planning area. The City proposes to pre-zone the tract as R-1 Single-Family Residential. The City's General Plan land use designation and proposed zoning are commensurate with those of the County. The total number of existing single-family homes is 124. All the lots within the tract have been developed and future improvements to the existing properties would be required to comply with the City's development standards upon annexation. The County's EL/RS and City's R-1 standards are available in Attachment D for purposes of comparison.

The houses in the neighborhood are generally in good condition. Small single-story residences characterize the neighborhood. The streets are paved with curbs, but there are no gutters, sidewalks, or streetlights, and all power and telecommunications lines are overhead. The neighborhood receives water from the City of Loma Linda; however, they pay a surcharge for being outside of the City's boundaries. The neighborhood does not have access to the City's sewer system, and all of the lots are utilizing on-site disposal and septic systems. City sewer lines are adjacent to the neighborhood and are available for extension into the tract from Mountain View Avenue on the west and from Amapolas Street on the south.

Plan for Services

The City of Loma Linda has completed a Plan for Services document for the annexation (Attachment C). The plan details existing conditions in the Petersen Tract and how the City currently provides services (i.e., water, trash pick up, law enforcement and emergency services) to the unincorporated areas in Loma Linda. Additional services (i.e., sewer, street lights, street improvements, and internet) will also be provided in the area following annexation. The document also chronicles the benefits and liabilities to the residents and the City as well as, the fluctuations in costs for these services.

Currently, the Petersen Tract community has no street lights, gutters, or sewer system and the existing streets are in need of rehabilitation. Any improvements within the area will comply with the standards of the City of Loma Linda Department of Public Works, pending completion of the annexation process. The Public Works Department estimates a cost of approximately 1.6 million dollars for the necessary improvements within the Petersen Tract. Improvements include sidewalks, street lights, sewer, and pavement rehabilitation.

Once the City extends the sewer main into the Petersen Tract, any new residential development (unit replacement or sizeable additions) will be required to hook up to the new sewer system. The existing residents will be allowed to maintain the existing septic systems; however, hook up to the City sewer system will be required if a septic system fails. The costs for replacing a septic system and hooking up to the City sewer system can be costly and the Redevelopment Agency is considering ways to provide assistance to residents.

A new service offered to the City residents is the Loma Linda Connected Communities Program (LLCCP). This program is a public-private partnership between the City of Loma Linda, residents and businesses, and real estate developers to foster standardized, high-quality communications assets for both new construction, and existing homes and businesses. The City runs a city-wide Internet/Data/Voice Over IP connectivity matrix consisting of multiple and redundant fiber optic rings augmented with wireless communications coverage areas. These areas serve municipal services and residential/business communities at a data rate that's among the highest in the world. The LLCCP will assure a consistent interface between utilities and structured building wiring in new construction for communications purposes. Future phases of the LLCCP will include retrofitting of existing neighborhoods. However, the construction of utility extensions and other public improvements into the Petersen Tract provides an optimum opportunity to lay the fiber optic, cable and conduit for the LLCCP.

The annexation area will benefit from becoming a part of the City of Loma Linda. The residents will be able to utilize the City's range of services and programs, including public works, law enforcement, fire protection and emergency services, parks, trails, animal control, code enforcement, and housing. They will also be afforded a stronger political voice via the City Council and through the City's very active commissions, committees, and boards. The City will benefit from the Annexation as it will receive increases in subventions from the state (e.g. gasoline tax, licensing fees, and park bonds) and recoup the costs of services that are currently paid by the county (e.g. Fire Department services).

Public Comments

Public hearing notices were sent out on July 20, 2006 for the community meeting that was held on August 7, 2006 in the Senior Center to discuss the Petersen Tract annexation.

Public hearing notices for the August 16, 2006, Planning Commission meeting were also sent out on July 20, 2006. To date, no comments have been received by the Community Development Department.

Zone Change Findings

Amendments to zoning documents are considered legislative acts and do not require findings. However, State law does require that the zoning be consistent with the General Plan and as such, City staff is committed to making the following specific findings due to the size and scope of the project.

1. The proposed amendment is internally consistent with the General Plan;

The County of San Bernardino's General Plan designates the site as Low-Density Residential. The County zoning is Single Residential District (EL/RS). The recently adopted Loma Linda General Plan (July 25, 2006) designates the Petersen Tract as Low Density Residential because it is in the Sphere of Influence and therefore, part of the City's planning area. The City proposes to pre-zone the tract as R-1 Single-Family Residential. The City's General Plan land use designation and proposed zoning are commensurate with those of the County.

Given the existing development pattern within the Petersen Tract, the proposed zoning is consistent with the current County General Plan and the City's General Plan (July 25, 2006). No changes in the land use are expected because the Petersen Tract is completely built out.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The proposed amendment and any future development projects would not be detrimental to the public in that the new General Plan land use designation and proposed zoning are appropriate and compatible with the existing single-family uses in the neighborhood. No new land is available for development within the Tract, and any other improvements to the existing single-family residences would be limited to remodels and additions. These projects will be subject to the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

3. The proposed amendment would maintain the appropriate balance of land uses within the City; and,

Due to the size and nature of the of the approximately 29 acre project site, the lack of vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed amendment and annexation into the City of Loma Linda.

4. In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.

No new development is being proposed as the result of the proposed zone change. Petersen Tract residents will continue to have access from Mountain View Avenue

and Mission Road. The adjacent properties in the area are developed with single-family residential land uses and will continue to remain as such. Most public utilities are available to the site and those utilities that are currently unavailable will be provided over time by the City. As indicated, improvements to the area are proposed after the annexation is approved. The improvements will include an extension of utility services as well as modification to the existing infrastructure. The proposed zone change is appropriate and compatible with the neighborhood.

CONCLUSION

The proposed zone change to pre-zone the Petersen Tract in preparation for annexation of the area is appropriate and compatible with the existing residential uses. The annexation of the area to the City will result in greater benefits to residents. The City of Loma Linda completely surrounds the county island of the Petersen Tract. Residents already receive many benefits from the City in the form of water, police, fire, trash collection, and animal control. New residents will have local representation. Upon annexation, Petersen Tract residents can apply to serve on the City's commissions, committees, and boards, and run for office.

Property taxes will not increase for county residents annexed into the City as a result of Proposition 13. Property taxes are collected by the San Bernardino County Tax Assessor's office and will continue to receive the property taxes after the annexation process is completed.

The pre-zone will facilitate the annexation of the 29 acre county island into the City by serving as a notice to the Local Agency Formation Commission (LAFCO) of the City's intentions regarding its adjacent areas.

Report prepared by:

Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Site Location Map
- B. Project Site Photos
- C. Plans for Services
- D. County EL/RS and City R-1 Development Standards

I:\Project Files\ANNEXATIONS\2006\Petersen\08-16-06 PC SR.doc

Attachment C

1. Site Location Map

Attachment C

2. Project Site Photos



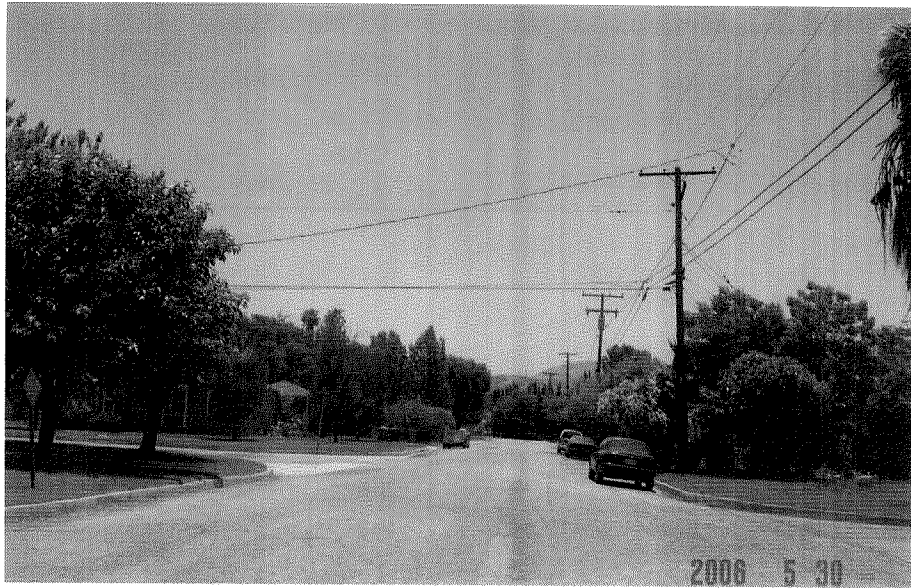
Miramonte Street



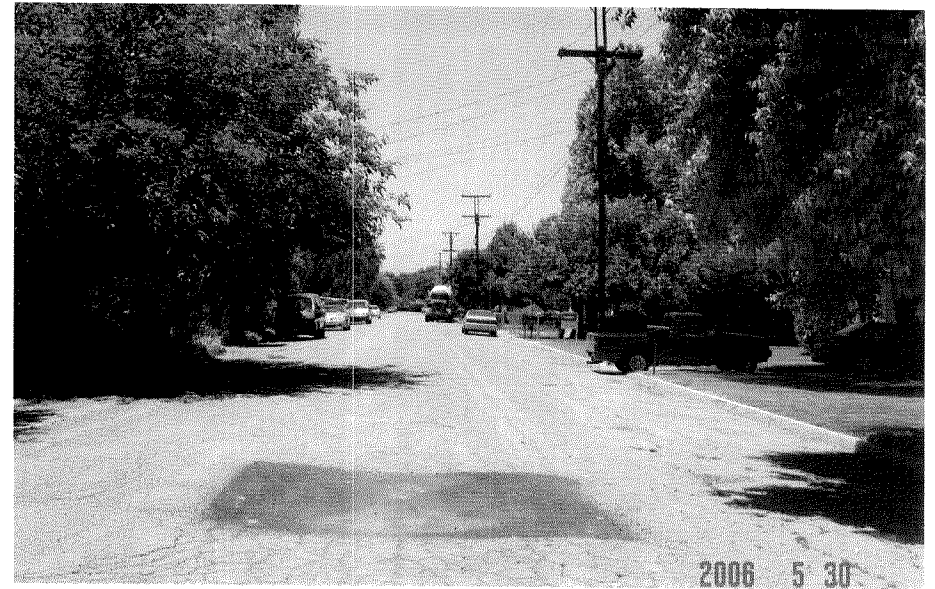
Miramonte Street Looking West



Miramonte Street Looking East



Amapolas Street



Chula Vista Street Looking West



Lomas Verdes Street Looking West

Attachment C

3. Plans for Services

**CITY OF LOMA LINDA
ANNEXATION PLAN OF SERVICES
FOR THE UNINCORPORATED AREA OF THE PETERSEN TRACT**

Prepared by:

**CITY OF LOMA LINDA
25541 BARTON ROAD
LOMA LINDA CA 92354**

CITY OF LOMA LINDA
ANNEXATION PLAN FOR SERVICES
ANNEXATION AREA NO. 27
AREA = 28.5 ACRES

LOCATION

The City of Loma Linda is proposing the annexation of the Petersen Tract area. The area is generally bordered by Redlands Boulevard to the north, Mission Road to the south, the Southern California Edison easement to the east and Mountain View Avenue to the west (Figure 1). The Petersen Tract is located within the Sphere of Influence of the City of Loma Linda.

Under the California Government Code Section 56375, if the unincorporated county area is less than 150 acres and completely or substantially surrounded by the city limits, the local agency may request for an approval of the island area annexation to the Local Agency Formation Commission (LAFCO). This code section however, carries a sunset clause that will expire on January 1, 2007. The City of Loma Linda completely surrounds the Petersen Tract area. A copy of the State Government Code is included as Appendix "A".

GENERAL

The Annexation Area is within an existing subdivision, and all lots have existing single-family homes that were constructed in a typical tract home style of the 1950's. Most of the homes are in good condition. Some structures were modified throughout the years to accommodate room additions, carports and patios. The area is currently served domestic water by the City of Loma Linda and is provided wastewater disposed by on-site septic tanks and underground effluent disposal.

The City of Loma Linda adopted Resolution No. 1833 entitled "A Resolution of the City Council of the City of Loma Linda Establishing Policies For Development and Annexation of Its Sphere of Influence", adopted July 26, 1994. This policy provides for the orderly growth of development and extensions of City utilities upon annexations.

The City of Loma Linda has determined that all new development must pay development fees to maintain the appropriate level of service the City now provides. A copy of the "Development Fee Sheet" for the various City utilities and services is included in Appendix "B".

The "Plan of Services" will provide a guide for the extension of City utilities and services in addition to other facilities to this annexation area.

ROADS

The roads within and adjacent to the annexation area are generally improved and are in reasonably good shape. The area is within a subdivision that was developed under San Bernardino County Standards. The lots within the subdivision are fully developed with single-family homes. It is unlikely any new development will occur in the area since the

removal of the existing homes would be necessary.

Any new roads will comply with the standards of the City of Loma Linda Department of Public Works after annexation process is complete. The Public Works Department estimates a cost of approximately \$1.6 million dollars for street improvements along Miramonte, Chula Vista, Lomas Verdes, and Amapolas Streets. Improvements will include sidewalks, street lights and pavement rehabilitation. If annexed into the City, the capitol improvements will occur in approximately five to seven years. These improvements could be placed on the City's Capitol Improvement Project list or as funding mechanisms become available.

At this time, the roads are owned and maintained by the County of San Bernardino. Upon Annexation to the City of Loma Linda, the ownership of the roads will transfer from the County to the City, and the City will then be responsible for the operation and maintenance.

COMMUNITY DEVELOPMENT

The Petersen Tract area is currently served by the San Bernardino County Land Use Services Department which administers planning and building services. Current County zoning includes single family residential. The City of Loma Linda, following annexation, would be responsible for all planning services. No additional staffing is anticipated in order to support the annexation area.

PUBLIC SCHOOLS

The area is within the Redlands Unified School District and will remain in that District upon annexing to the City of Loma Linda. The School District has 15 elementary schools, four middle schools and three high schools. To reduce crowding, eight elementary schools are on year-round schedules.

The school's attendance boundaries are subject to change annually due to enrollment growth and as schools convert to year-round schedules. Copies of the present school boundaries for elementary, middle and high schools are included for reference as Appendix "D".

To aid in the financing of new classrooms, the District assesses new construction and additions in accordance with Section 6601 and Subdivision (e) of Section 53080.1 of the Government Code, State of California. A copy of the current school facility fees are attached for reference as Appendix "E". These fees can be modified by the School District from time to time.

This area is within the year-round Smiley Elementary School Boundaries in the Redlands Unified School District. The students from this area are bused to this school and to other schools in the district. Cope Middle School and Redlands High School service the residents of this area.

WASTE WATER

The City of Loma Linda (City) owns and operates a Wastewater Collection System, which flows to the northwest section of the City. The City Collection System connects to a pipeline owned by the City of San Bernardino at two points. The raw wastewater is conducted to the City Wastewater Treatment Plant.

The Wastewater Collection System includes pipelines ranging in size from 8 inches to 24 inches in diameter. There is approximately 52 miles of sewer in the City.

In March 1997, the firm of Montgomery Watson completed a draft report of the City Collection System and, in that report, identified deficiencies in the system for existing peak wet weather flows and future peak weather flows. The existing peak wet weather system deficiencies were based upon the Collection Sewer having a water depth of 75 percent of the pipe diameter. Future peak wet weather flows are calculated with the pipes one-half full.

The City of Loma Linda has an agreement where the City of San Bernardino collects wastewater at two points and conducts it to the City of San Bernardino Wastewater Treatment Facility. After treatment at this plant, the effluent is conducted to an RIX plant, located near the bank of the Santa Ana River in the Agua Mansa area, where the water is filtered then discharged to the surface waters of the Santa Ana River. There is no time limit or capacity restrictions in the agreement between the Cities of Loma Linda and San Bernardino. The only restriction would be the capacity of the City of San Bernardino Trunk Sewer, which is estimated to have a capacity of 9.0 million gallons per day (mgd), and the projected build out flow from the City of Loma Linda is approximately 7.0 mgd. There will be no problem with treatment capacity or trunk sewer capacity due to an in-fill annexation.

Currently, the majority of the proposed annexation area is not connected to the City's sewer system and are still using septic tanks. The area has been subdivided into individual lots that total 124 single-family homes. The lots facing Mountain View Avenue have City sewer connections, however, the remaining lots (109 lots) would require connections to the City's sewer system.

Connections to City sewer would increase flows in the City of Loma Linda collection system and City of San Bernardino Treatment Facility by an average of 30,900 gallons per day. This quantity is based upon occupancy of 2.77 people per dwelling unit contributing 90 gallons per day. Connections would be made to the existing sewers on Mountain View, and the sewage conducted to Redlands Blvd, flowing westerly to the connection with the City of San Bernardino. Below is an estimate of the additions to sewer the area.

8" Sewer	3,900 LF
4" House Connections	3,720 LF
Manholes	14 each

Upon annexation, new single family homes in the annexation area will be required to pay a one time fee of \$3,500 to the City of San Bernardino as part of their sewer plan capacity

expansion fee. A copy of this fee sheet can be found in Appendix "B". No additional staffing is anticipated in order to support the annexation area.

DOMESTIC WATER

The City of Loma Linda owns and operates its own Municipal Water System. The water system is under permit from the State of California, Department of Health Services, Drinking Water Branch. The City derives its water supply from six deep wells penetrating the aquifers in the Bunker Hill Basin. The wells produce a reported 10,200-gallons per minute. The quality of the water meets State Health Department standards. For emergency production, the City of Loma Linda has an inter-tie with the Cities of San Bernardino and Redlands for water transfers.

The City has 14.9 million gallons of storage capacity. There are six separate reservoirs, which range in capacity from 100,000 gallons to 8,000,000 gallons. These reservoirs are located in the foothills on the southerly side of the City. The water is pumped from wells through the water system to the reservoirs. Water is distributed to five separate pressure zones in the water system. Hydro pneumatic pressure systems are used for zones that cannot be served by gravity. The City has five Booster Pump Stations with a total capacity of 7,150 gpm plus 100 percent standby capacity for emergency conditions. The City has an adequate supply by using the reservoir capacity. Please refer to Figure 3 for the water system within the Annexation Area.

The City of Loma Linda has a domestic water system in place, located within the existing public streets. The water system will remain the same and has the capacity to allow the in-fill development of the area. There will be no change with annexation to the City. Water customers will benefit from a lower water rate since those customers outside the City limits pay a water rate approximately 15 percent higher than those in the City. This is a result of the Loma Linda City Council adopting Resolution No. 2241, entitled "A Resolution of the City Council of the City of Loma Linda, California Modifying the Water Rates Effective August 1, 2002 and Repealing Resolution No. 1987". A copy of Resolution No. 2241 is included in Appendix "C".

The City Finance Department bills for water, sewer and trash. There is no difference on fees charged for sewer or trash whether one lives inside or outside the City. Upon annexation, City residency requires mandatory trash service. It should be noted that all new home construction requires a one (1) inch water meter.

Water Consumption Charge (3/4 inch meter)

	<u>Inside</u>	<u>Outside</u>
1-1000 Cubic Feet (CU)	.873	1.004
1,000-40,000 CU Feet	1.163	1.337

Example of water bill for inside City

Billed for 15 hundred cubic feet of water

$$10 \times .873 = 8.73$$

$$5 \times 1.163 = 5.815$$

$$14.55 + \$18.40 = \$32.95 \text{ for water bill inside the City of Loma Linda}$$

Example of water bill for outside City

$$\begin{array}{r} 10 \times 1.004 = 10.04 \\ 5 \times 1.337 = \underline{6.685} \\ 16.73 + \$21.26 = \$37.99 \text{ for water bill outside the City of Loma Linda} \end{array}$$

This represents a bimonthly savings of \$5.04

Water Consumption Charge (1 inch meter)

	<u>Inside</u>	<u>Outside</u>
1-1000 Cubic Feet (CU)	.873	1.004
1,000-40,000 CU Feet	1.163	1.337

Billed for 15 hundred cubic feet of water

$$\begin{array}{r} 10 \times .873 = 8.73 \\ 5 \times 1.163 = \underline{5.815} \\ 14.55 + \$33.67 = \$48.22 \text{ for water bill inside the City of Loma Linda} \end{array}$$

Example of water bill for outside City

$$\begin{array}{r} 10 \times 1.004 = 10.04 \\ 5 \times 1.337 = \underline{6.685} \\ 16.73 + \$38.73 = \$55.46 \text{ for water bill outside the City of Loma Linda} \end{array}$$

This represents a bimonthly savings of \$7.24

DRAINAGE/FLOOD CONTROL

The City of Loma Linda is delineated on the Flood Insurance Rate Map (FIRM), number 06071C8711F prepared by the Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program. The Army Corp of Engineers and their contractor have finished installing a concrete lined trapezoidal channel through the City of Loma Linda. The improvements are designed to carry flows through the San Timoteo Creek Channel towards the Santa Ana River.

The Petersen Tract along with most of the City north of the San Timoteo Creek Channel is currently designated Zone A99. This is defined as "to be protected from 100-year flood by Federal flood protection system under construction; no base elevation determined". The Letter of Map Revision Date (LOMR) is dated June 27, 2001.

Based upon the improvements made to San Timoteo Creek, it is estimated that by the end of 2006, FEMA will reclassify the flood zone maps and take the area currently designated as A99 out of the flood zone. The annexation of this area to the City of Loma Linda will have no effect on the area when relating to drainage/flood control.

LOMA LINDA CONNECTED COMMUNITIES PROGRAM (LLCCP)

In October of 2004, the Loma Linda City Council passed the "Loma Linda Connected Community" program. The Loma Linda Connected Community Program, hereinafter "The Loma Linda Standard" was brought about as a public-private partnership between the City of Loma Linda, California, its citizens, and real estate developers to foster standardized, high-quality communications assets for both new construction, and existing homes and businesses. These standards were built to ensure a long investment life, using referential standards that provide one of the fastest and most resilient communications infrastructures in the nation. The city of Loma Linda runs a city-wide Internet/Data/ Voice connectivity matrix consisting of multiple and redundant fiber optic rings augmented with wireless communications coverage areas. These areas serve municipal services and residential/business communities at a data rate that's among the highest in the world. The Loma Linda Connected Community Program assures a consistent interface between utilities and structured building wiring in new construction for communications purposes. Each component cited in the Loma Linda Building Code is referential to common US industry standards. The Loma Linda Standard mandates that new construction connect to the City's fiber optic communications infrastructure. The Building Codes describe specific compatible communications components and architectures into each new building, describe development and use of City right-of-ways for communications connectivity, and standardizes' specific wiring standards for structures.

Pricing and services:

Colocation Pricing:

Service Description

Price

1 Rack Unit (1.75 inches)	\$60.00
Setup	\$100.00
Engineer Labor (By appointment only)	\$80.00
Data rates will be selected from the Commercial Pricing Plan	

LLCCP VPLS (Dedicated Virtual Local Area Network) :

\$20 Per 1mb, 5mb min, per VLAN instance(Locale)

Sample: 5mb VLAN= \$100.00 per instance/locale X 2 locations= \$200.00

Commercial Plans:

\$100 Per 1 mbps (2mb min) \$100.00

Sample 1: 4mb= \$400.00 Sample 2: 10mb=\$1000.00

24/7 Support

Committed Data rate

Unlimited IP assignment

QoS (First out priority)

Professional Plan:

Data Rate

LLCCP 5	5Mbps	\$99.95
LLCCP 10	10Mbps	\$199.95
LLCCP 15	15Mbps	\$299.95

LLCCP IP ADDRESS BLOCK \$30.00*

*Available for qualified applicants(80%Utilization within 90 days)

Quality of Service (Second out priority)

Best effort data speeds

Residential Plan:

	Data Rate	
LLCCP 5	5Mbps	\$29.95
LLCCP 10	10Mbps	\$49.95
LLCCP 15	15Mbps	\$99.95
LLCCP IP ADDRESS BLOCK \$30.00*		

*Available for qualified applicants(80%Utiliztion within 90 days)

No Quality of Service

Best effort data speeds

Professional Services:

Network engineering (1 hour min)	\$80.00
On site Technical support (1 hour min)	\$50.00
Website design (1 hour min)	\$80.00

POLICE PROTECTION

Police services for the City of Loma Linda are provided by contract with the San Bernardino County Sheriffs Department. The current committed police force includes 0.34 Lieutenant, 1.46 Sergeant, 1.11 Deputy III, 8.98 Deputy II, 1 Community Services Officer, 2.02 Station Clerks and 0.23 Motor Pool Services Assistants. Motor units committed are 4.5 marked and 1 unmarked units. However, pending the approval of the 2006/2007 City Budget, the committed police force is to be increased by the following: 0.39 Lieutenant, 1.68 Sergeant, 1.11 Detective/Corporal, 10.65 Deputy Sheriff, 2 Sheriff Service Specialist, 2.35 Office Specialist, and 0.27 Motor Pool Services Assistant. Motor units committed are 5.5 marked and 1 unmarked units. Support services such as dispatcher, administration supplies and the like are through the Sheriffs Department.

Response time within the City of Loma Linda is excellent, with dispatch to scene response times of less than 5 minutes. The dispatch and supervisory control is from the Sheriffs Department Central Station located at 655 East Third Street in San Bernardino.

The Petersen Tract is serviced by San Bernardino County Sheriffs Department through the City of Loma Linda, and no further impact is expected due to the annexation. Furthermore, the proposed annexation area is completely developed and will not contribute additional stress to the police staff who must provide protection for the area.

The goal of a pro-active patrol, where the car is cruising and checking out areas without a service call, is 30 percent of the patrol time. At present, the pro-active patrol in Loma Linda is 19 percent. This is still a good percentage when comparing to neighboring communities. One patrol car in Loma Linda is dedicated to traffic. As the community grows, in particular the commercial and retail areas, additional care must be given to traffic.

As the City of Loma Linda grows, it will be exposed to increasing levels of crime. In order to assure that a safe living and working environmental is sustained, adequate police services must be incorporated into the City structure.

FIRE PROTECTION

Fire and emergency services within the annexation area will be provided by the City of Loma Linda Fire Department. Fire protection requirements for the City of Loma Linda are dominated by structures. The City also has a Wildland-Urban Interface fire area to the south in the South Hills, with a history of occasional fires in the hundreds of acres.

Currently, the Loma Linda Fire Department has one station located at Barton Road and Loma Linda Drive. There are 27 full time fire fighters. There are eight fire fighters plus a chief officer on duty at all times. The Loma Linda Fire Department has the following equipment available:

- 2 – 1500-GPM Engines
- 1 – 750-GPM Brush Engine with 750-gallon tank
- 1 – 1500-gallon Water Tender with 500-GPM pump
- 1-Aerial Ladder Truck – 102-feet tall, 2000-GPM Quint
- 1-Rescue Squad – medium rescue and Haz Mat
- 1-Medic Squad

Currently, the Loma Linda Fire Department is providing structural fire fighting and EMS service to County Service Area (CSA) No. 38 in which the annexation area is located. San Bernardino County Fire Department has primary responsibility for wildland fire suppression. When the area is annexed into the City of Loma Linda, there will be no change in service. Loma Linda will have responsibility for all calls in the area. Loma Linda is in negotiations with California Department of Forestry (CDF) for a wildland fire protection contract that will augment Loma Linda wildland fire capabilities. At the present time, the response time for the Loma Linda Fire Department to the Petersen Tract area is approximately four minutes and 30 seconds. The City of Loma Linda has automatic aid agreements with the Cities of Redlands, San Bernardino and Colton, which enhance coverage and response times. Upon annexation, fire protection, planning and engineering services will transfer from CSA 38 to the City of Loma Linda.

OTHER SERVICES

Weed abatement, code enforcement, library services, and animal control are currently handled by the County of San Bernardino. Upon annexation, weed abatement, code enforcement and animal control will transfer to the City from the County.

Library services will continue to be provided San Bernardino County. On November 9, 2005, the Loma Linda Planning Commission approved a 10,300 square-foot addition to the existing 6,081 square-foot library space. The library facility is part of the 52,548 square-foot Civic Center which houses City Hall, the Fire Station, Community Room, Chamber of Commerce and Senior Center. The addition will be architecturally compatible with the existing structure and include a 6,400 square-foot main floor and a 3,900 square-foot mezzanine. The proposed architectural style will be compatible with the existing library building and Civic Center and will incorporate matching or similar building materials and colors. The addition will extend 57 feet north of the library building into a large landscape area in front of City Hall along Barton Road. No additional costs are envisioned for library services as a result of the annexation.

ATTACHMENTS

Figure

1. Petesen Tract location map
2. Map of City sewer including Petersen Tract
3. Map of City water system including Petersen Tract

Appendix

- A. California Government Code Section 56375
- B. City of Loma Linda Development Impact Fee Sheet
- C. Resolution No. 2241- City water rates
- D. Redlands Unified School District Boundary Map
- E. Redlands Unified School District School Impact Fee sheet
- F. Fiscal Impact Analysis

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Figure 1

Petersen Tract location map

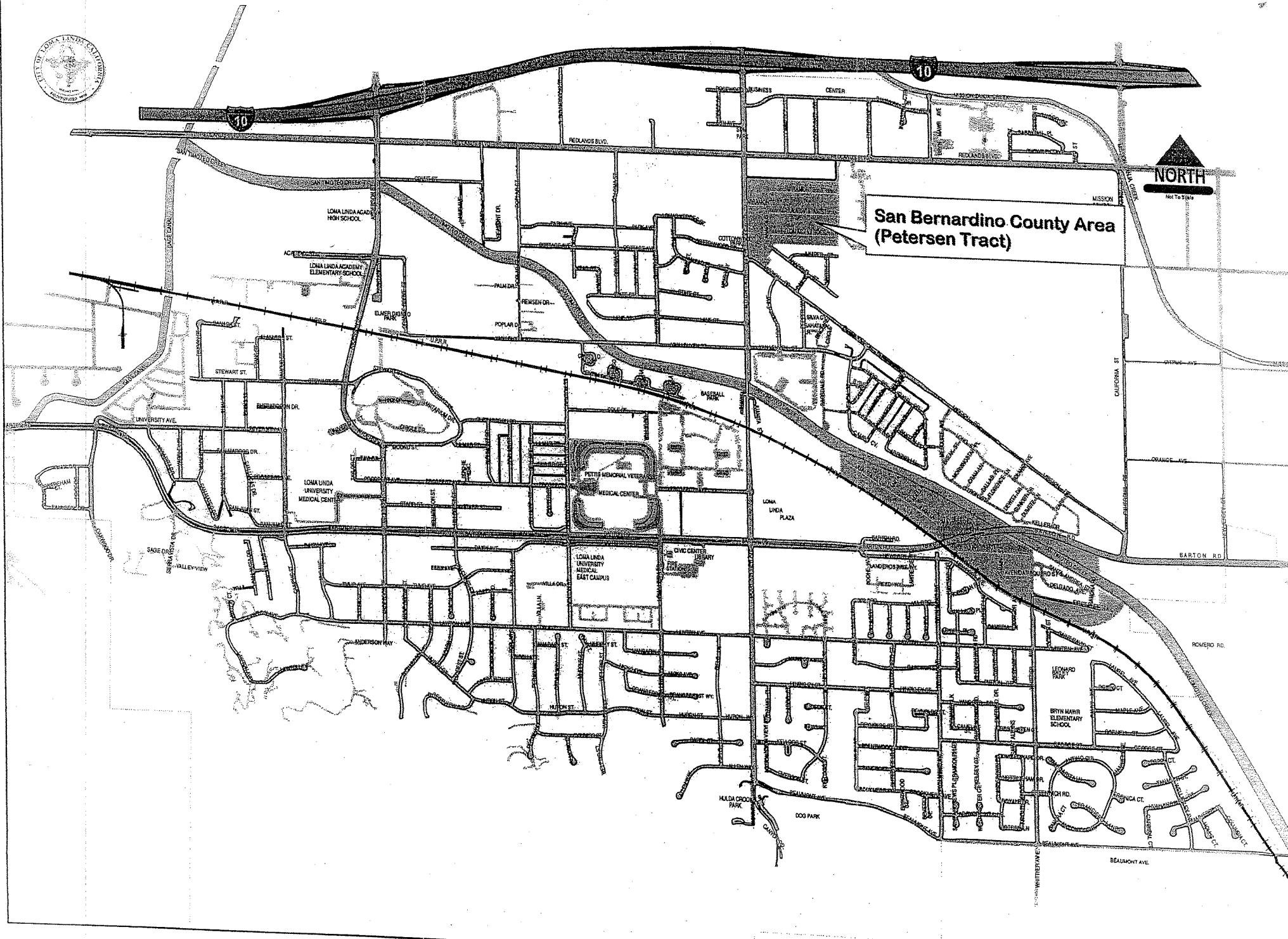


Figure 2

Map of City sewer system

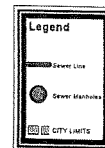
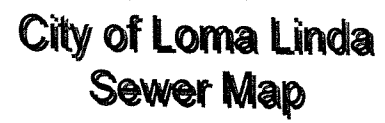
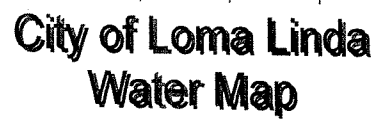


Figure 3

Map of City water system



Appendix A

Government Code Section 56375

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 56375-56388

56375. The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

(a) To review and approve or disapprove with or without amendment, wholly, partially, or conditionally, proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission. The commission may initiate proposals for (1) consolidation of districts, as defined in Section 56036, (2) dissolution, (3) merger, or (4) establishment of a subsidiary district, or a reorganization that includes any of these changes of organization. A commission shall have the authority to initiate only a (1) consolidation of districts, (2) dissolution, (3) merger, (4) establishment of a subsidiary district, or (5) a reorganization that includes any of these changes of organization, if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430 and the commission makes the determinations specified in subdivision (b) of Section 56881. However, a commission shall not have the power to disapprove an **annexation** to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(1) Surrounded or substantially surrounded by the city to which the **annexation** is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(2) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(3) An **annexation** or reorganization of unincorporated **islands** meeting the requirements of Section 56375.3.

As a condition to the **annexation** of an area that is surrounded, or substantially surrounded, by the city to which the **annexation** is proposed, the commission may require, where consistent with the purposes of this division, that the **annexation** include the entire island of surrounded, or substantially surrounded, territory.

A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements. When the development purposes are not made known to the annexing city, the **annexation** shall be reviewed on the basis of the adopted plans and policies of the annexing city or

county. A commission shall require, as a condition to **annexation**, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at buildout, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned. The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and prezoning of the city.

(b) With regard to a proposal for **annexation** or detachment of territory to, or from, a city or district or with regard to a proposal for reorganization that includes **annexation** or detachment, to determine whether territory proposed for **annexation** or detachment, as described in its resolution approving the **annexation**, detachment, or reorganization, is inhabited or uninhabited.

(c) With regard to a proposal for consolidation of two or more cities or districts, to determine which city or district shall be the consolidated, successor city or district.

(d) To approve the **annexation** of unincorporated, noncontiguous territory, subject to the limitations of Section 56742, located in the same county as that in which the city is located, and that is owned by a city and used for municipal purposes and to authorize the **annexation** of the territory without notice and hearing.

(e) To approve the **annexation** of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and prezoning designations. No subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the prezoning designations for a period of two years after the completion of the **annexation**, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the prezoning in the application to the commission.

(f) With respect to the incorporation of a new city or the formation of a new special district, to determine the number of registered voters residing within the proposed city or special district or, for a landowner-voter special district, the number of owners of land and the assessed value of their land within the territory proposed to be included in the new special district. The number of registered voters shall be calculated as of the time of the last report of voter registration by the county elections official to the Secretary of State prior to the date the first signature was affixed to the petition. The executive officer shall notify the petitioners of the number of registered voters resulting from this calculation. The assessed value of the land within the territory proposed to be included in a new landowner-voter special district shall be calculated as shown on the last equalized assessment roll.

(g) To adopt written procedures for the evaluation of proposals, including written definitions not inconsistent with existing state law. The commission may adopt standards for any of the factors enumerated in Section 56668. Any standards adopted by the commission

shall be written.

(h) To adopt standards and procedures for the evaluation of service plans submitted pursuant to Section 56653 and the initiation of a change of organization or reorganization pursuant to subdivision (a).

(i) To make and enforce regulations for the orderly and fair conduct of hearings by the commission.

(j) To incur usual and necessary expenses for the accomplishment of its functions.

(k) To appoint and assign staff personnel and to employ or contract for professional or consulting services to carry out and effect the functions of the commission.

(l) To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries.

(m) To waive the restrictions of Section 56744 if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the **annexation** or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city.

(n) To waive the application of Section 25210.90 or Section 22613 of the Streets and Highways Code if it finds the application would deprive an area of a service needed to ensure the health, safety, or welfare of the residents of the area and if it finds that the waiver would not affect the ability of a city to provide any service. However, within 60 days of the inclusion of the territory within the city, the legislative body may adopt a resolution nullifying the waiver.

(o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810.

(p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.

(q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.

56375.3. (a) In addition to those powers enumerated in Section 56375, a commission shall do either of the following:

(1) Approve, after notice and hearing, the **annexation** to a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(A) The **annexation** is initiated on or after January 1, 2000, and

before January 1, 2007.

(B) The **annexation** is proposed by resolution adopted by the affected city.

(C) The commission finds that the territory contained in the **annexation** proposal meets all of the requirements set forth in subdivision (b).

(2) Approve, after notice and hearing, the **annexation** to a city, subject to subdivision (a) of Section 57080, if all of the following are true:

(A) The **annexation** is initiated on or after January 1, 2007.

(B) The **annexation** is proposed by resolution adopted by the affected city.

(C) The commission finds that the territory contained in the **annexation** proposal meets all of the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all of the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated **islands**.

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which **annexation** is proposed or by the city and a county boundary or the Pacific Ocean.

(B) Surrounded by the city to which **annexation** is proposed and adjacent cities.

(C) This subdivision shall not be construed to apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

(D) Notwithstanding any other provision of law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an **annexation** subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.

(4) It is substantially developed or developing. The finding required by this subparagraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the **annexation** or is receiving benefits from the annexing city.

(c) Notwithstanding any other provision of this subdivision, this subdivision shall not apply to all or any part of that portion of the

development project area referenced in subdivision (e) of Section 33492.41 of the Health and Safety Code that as of January 1, 2000, meets all of the following requirements:

- (1) Is unincorporated territory.
- (2) Contains at least 100 acres.
- (3) Is surrounded or substantially surrounded by incorporated territory.
- (4) Contains at least 100 acres zoned for commercial or industrial uses or is designated on the applicable county general plan for commercial or industrial uses.

56375.4. (a) The authority to initiate, conduct, and complete any proceeding pursuant to subdivision (a) of Section 56375.3 does not apply to any territory that, after January 1, 2000, became surrounded or substantially surrounded by the city to which **annexation** is proposed. The authority to initiate, conduct, and complete any proceeding pursuant to paragraph (1) of subdivision (a) of Section 56375.3 shall expire January 1, 2007. The period of time between January 1, 2000, and January 1, 2007, shall not include any period of time during which, in an action pending in any court, a local agency is enjoined from conducting proceedings pursuant to paragraph (1) of subdivision (a) of Section 56375.3. Upon final disposition of that case, the previously enjoined local agency may initiate, conduct, and complete proceedings pursuant to paragraph (1) of subdivision (a) of Section 56375.3 for the same period of time as was remaining under that seven-year limit at the time the injunction commenced. However, if the remaining time is less than six months, that authority shall continue for six months following final disposition of the action.

(b) Between January 1, 2000, and January 1, 2007, no new proposal involving the same or substantially the same territory as a proposal initiated pursuant to paragraph (1) of subdivision (a) of Section 56375.3 after January 1, 2000, shall be initiated for two years after the date of adoption by the commission of a resolution terminating proceedings.

56375.5. Every determination made by a commission regarding the matters provided for by subdivisions (a), (m), and (n) of Section 56375 and by subdivision (a) of Section 56375.3 shall be consistent with the spheres of influence of the local agencies affected by those determinations.

Appendix B

Development Impact Fee Sheet

**CITY OF LOMA LINDA
DEVELOPMENT FEE SHEET**

FEES DUE? (Yes/No)	YES	Bldg Permit #	
CASE NUMBER:		APN:	
PROJECT NAME:		SQ. FT.:	
PRJ. ADDRESS:		DATE:	
PLAN CHK. NO.:			
PLANNER:			

COMMUNITY DEVELOPMENT

1. GENERAL GOVERNMENT FACILITIES

				ACCT #	No. 16-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$2,150.00			\$ -
Attached Dwelling Units		2,150.00			-
Mobile Home Units		2,150.00			-
Assisted Care Units		140.00			-
Commercial Lodging		140.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.261			-
Industrial Uses		0.261			-
Medical Office Uses		0.261			-
TOTAL					\$ -

2. PARKLAND ACQUISITION AND DEVELOPMENT

				ACCT #	No. 4-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$5,354.00			\$ -
Attached Dwelling Units		3,955.00			
Mobile Home Units		3,630.00			
Assisted Care Units		1,754.00			
TOTAL					Note

3. OPEN SPACE ACQUISITION

				ACCT #	No. 4-9411
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Commercial Lodging		271.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.666			-
Industrial Uses		0.389			-
Medical Office Uses		0.389			-
TOTAL					\$ -

4. PUBLIC MEETING FACILITIES

				ACCT #	No. 18-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$343.00			\$ -
Attached Dwelling Units		253.00			-
Mobile Home Units		232.00			-
Assisted Care Units		0.00			-
Commercial Lodging		0.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.000			-
Industrial Uses		0.000			-
Medical Office Uses		0.000			-
TOTAL					\$ -

5. ART IN PUBLIC PLACES

				ACCT #	No. 23-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Residential	0.00	\$0.00			
Commercial/Industrial Uses	0.00				
Residential Valuation	\$0.00				\$0.00
Commercial/Industrial Valuation	\$0.00				\$0.00
TOTAL					\$ -

6. REDEVELOPMENT HOUSING FEES

					No. 03-9408
DEVELOPMENT TYPE	Agreement Amount	Credit/Unit			TOTAL
Residential	\$0.00				\$0.00
Commercial/ Industrial					
TOTAL					Note

**CITY OF LOMA LINDA
DEVELOPMENT FEE SHEET**

7. PUBLIC LIBRARY FACILITIES				ACCT #	No. 19-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$260.00			\$ -
Attached Dwelling Units		192.00			-
Mobile Home Units		176.00			-
Assisted Care Units		0.00			-
Commercial Lodging		0.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.000			-
Industrial Uses		0.000			-
Medical Office Uses		0.000			-
TOTAL					\$ -

PUBLIC SAFETY

8. FIRE SUPPRESSION FACILITIES, ET. AL.				ACCT #	No. 15-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$570.00			\$ -
Attached Dwelling Units		377.00			-
Mobile Home Units		576.00			-
Assisted Care Units		1,151.00			-
Commercial Lodging		286.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.938			-
Industrial Uses		0.161			-
Medical Office Uses		0.426			-
TOTAL					\$ -

ENGINEERING

9. CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)				ACCT #	No. 12-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$2,800.00			\$ -
Attached Dwelling Units		1,869.00			-
Mobile Home Units		1,464.00			-
Assisted Care Units		405.00			-
Commercial Lodging		1,942.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$ 5.573			-
Industrial Uses		1.077			-
Medical Office Uses		3.011			-
TOTAL					\$ -

10. STORM DRAINAGE FACILITIES				ACCT #	No. 9-9481
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$702.00			\$0.00
Attached Dwelling Units		141.00			-
Mobile Home Units		178.00			-
Assisted Care Units		49.00			-
Commercial Lodging		48.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.129			-
Industrial Uses		0.076			-
Medical Office Uses		0.098			-
TOTAL	Note				\$ -

11. WATER GENERATION, STORAGE AND DISTRIBUTION				ACCT #	No. 38-9782
DEVELOPMENT TYPE	# of Units	Fees/Unit			TOTAL
Detached Dwelling Units	0.00	\$3,500.00			\$ -
Attached Dwelling Units		2,586.00			-
Mobile Home Units		2,374.00			-
Assisted Care Units		1,146.00			-
Commercial Lodging		1,720.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.343			-
Industrial Uses		0.343			-
Medical Office Uses		1.212			-
TOTAL	Note				\$ -

**CITY OF LOMA LINDA
DEVELOPMENT FEE SHEET**

12. METER INSTALL (installation plus materials)

				ACCT #	No. 65-9741
Meter Size	# of Meter	Meter Install*		Material Cost	Meter Cost
5/8", 3/4"		\$85.00		355.00	\$0.00
1"	0.00	85.00		466.00	\$0.00
1 1/2"		315.00		804.00	\$0.00
2"		315.00		1,130.00	\$0.00
3"		475.00		1,577.00	\$0.00
4"		Call PW		2,470.00	\$0.00
6"		Call PW		4,900.00	\$0.00
8"		Call PW		6,825.00	\$0.00
TOTAL	Note				\$ -

* Installation of meter only

13. CONNECT TO STREET MAIN INSTALL (installation plus materials)

				ACCT #	No. 65-9741
Meter Size	# of Conn	Street Main**		Material Cost	Main Cost
1" - 2"		\$1,015.00			\$ -
3"+		\$2,030.00			-
TOTAL					\$ -

** Includes connection to main, installation of lateral and meter.

14. WATER SERVICE DEPOSITS

				ACCT #	No. 70-2005
Type of Res. Unit	# of Units	Deposit			TOTAL DEPOSIT
Single Family Residential	0.00	\$100.00			\$ -
Duplex (2 units)		200.00			-
Tri-plex (3 units)		300.00			-
Four Plex (4 units)		400.00			-
Five units		500.00			-
Six units		600.00			-
Seven units		700.00			-
Eight		800.00			-
Nine or more (Finance Determines)					-
SUBTOTAL	Note				\$ -
Landscape Meter Size	# of Meters	Deposit			TOTAL DEPOSIT
3/4" - 1" Meter		\$150.00			\$ -
1.5" Meter		250.00			-
2.0" Meter		350.00			-
3.0" Meter and Larger		500.00			-
SUBTOTAL					\$ -
NON-RESIDENTIAL WATER METER DEPOSIT (call Finance)					-
TOTAL WATER SERVICE DEPOSITS					\$ -

15. ACCOUNT SET-UP FEE

				ACCT #	No. 65-9742
Meter Size	# of Meters	Set-up fee			TOTAL
1" - 2"	0.00	\$28.00			\$ -
3"+		\$28.00			-
TOTAL	Note				\$ -

16. WASTEWATER COLLECTION SYSTEM

				ACCT #	No. 17-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0.00	\$539.00			\$ -
Attached Dwelling Units		398.00			-
Mobile Home Units		366.00			-
Assisted Care Units		177.00			-
Commercial Lodging		265.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Commercial/Office Uses		\$0.053			-
Industrial Uses		0.053			-
Medical Office Uses		0.187			-
TOTAL SEWER COST	Note				\$ -

TOTAL DEVELOPMENT FEE COST		\$ -
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**CITY OF LOMA LINDA
DEVELOPMENT FEE SHEET**

ADDITIONAL CONTACT INFORMATION:

SCHOOL FEES	REDLANDS UNIFIED SCHOOL DISTRICT (909) 748-6730
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SEWER CAPACITY FEES	
CITY OF SAN BERNARDINO	CITY OF SAN BERNARDINO WATER DEPT (909) 384-5093

CITY OF LOMA LINDA PLAN CHECK & PERMIT FEES:	
BUILDING PLAN CHECK	CITY OF LOMA LINDA BUILDING DEPT (909) 799-2836
BUILDING PERMIT	
GRADING PERMIT	
FIRE SPRINKLER	
FIRE PLAN CHECK	

fees updated 3/29/06

Development fees - Resolution #2358
Adpoted 10-25-04
Effective 12-25-04

Water Connection fees- Resolution #2315
Adopted 02-10-04
Effective 03-01-04

Appendix C

Resolution No. 2241

RESOLUTION NO. 2241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LOMA LINDA, CALIFORNIA, MODIFYING THE WATER
RATES EFFECTIVE AUGUST 1, 2002, AND REPEALING
RESOLUTION NO. 1987

WHEREAS, the City Council, in response to increased costs to provide water service, has at various times, amended said water rates; and

WHEREAS, pursuant to Articles XIIIB and XIIIC of the California Constitution, it is the intent of the City Council to require the ascertainment and recovery of costs reasonably borne from fees and charges levied therefor in providing the regulation, products or services hereinafter enumerated in this resolution;

NOW, THEREFORE, the City Council of the City of Loma Linda resolves that the water rates are hereby established as follows:

I. MINIMUM BI-MONTHLY WATER USAGE CHARGES. The following water usage charges are assigned by water meter sizes:

<u>Meter Size</u>	<u>Bi-Monthly Base Rate Charge</u>	
	<u>Inside City</u>	<u>Outside City</u>
5/8" x 3/4"	\$ 18.40	\$ 21.26
1"	33.67	38.73
1-1/2"	69.32	79.72
✓ 2"	161.41	185.62
3"	330.87	375.21
4"	502.42	654.28
6"	678.56	780.34
8"	766.62	881.61
10"	854.71	982.92

II. WATER USAGE RATES

All water consumed for 5/8" x 3/4" and 1" meters and all water consumed for the 1-1/2" and larger meters shall be charged at the following rates for each one hundred (100) cubic feet or major portion thereof:

	<u>Inside City</u>	<u>Outside City</u>
From 0 to 1,000 cu. ft. 10	\$.873	\$1.004
From 1,001 to 40,000 cu. ft. 390	1.163	1.337
From 40,001 to 80,000 cu. ft. 400	1.279	1.471
80,001 cu. ft. and over	1.395	1.607

III. SPECIAL CHARGES.

A. Fire Protection Rates: Private fire lines used exclusively for commercial fire protection, whether said lines be connected with automatic sprinkling systems or hose attachments, shall be charged at the following bi-monthly charges:

<u>Main Size (Inches)</u>	<u>Charge Per Bi-Monthly Period</u>
2	\$13.23
2.5	\$15.53
3	\$18.98
4	\$25.09
6	\$37.64
8	\$51.99
10	\$69.91

B. Rates for agricultural water shall be determined by a separate agreement.

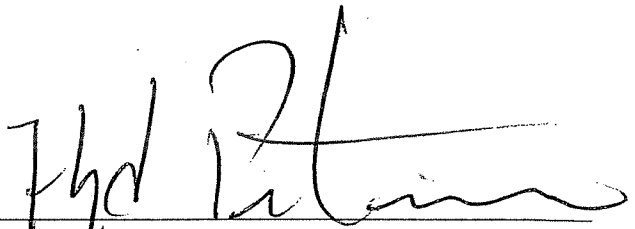
IV. EXCLUSIVE PURVEYOR. The City of Loma Linda retains the right to be the retail water purveyor for all domestic water service within the City limits of the City of Loma Linda and areas beyond the City limits by written agreement with the exception of those institutionally related services who at any time receive water from the Loma Linda University Water System.

V. REPEALER. Resolution No. 1987 is hereby repealed.

VI. EFFECTIVE DATE. The effective date shall be August 1, 2002.

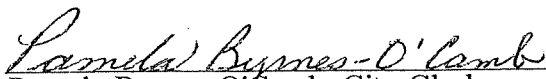
PASSED, APPROVED, AND ADOPTED this 23rd day of July 2002 by the following vote:

Ayes:	Petersen, Gaio, Christman, Brauer, Ziprick
Noes:	None
Abstain:	None
Absent:	None



Floyd Petersen, Mayor

ATTEST:



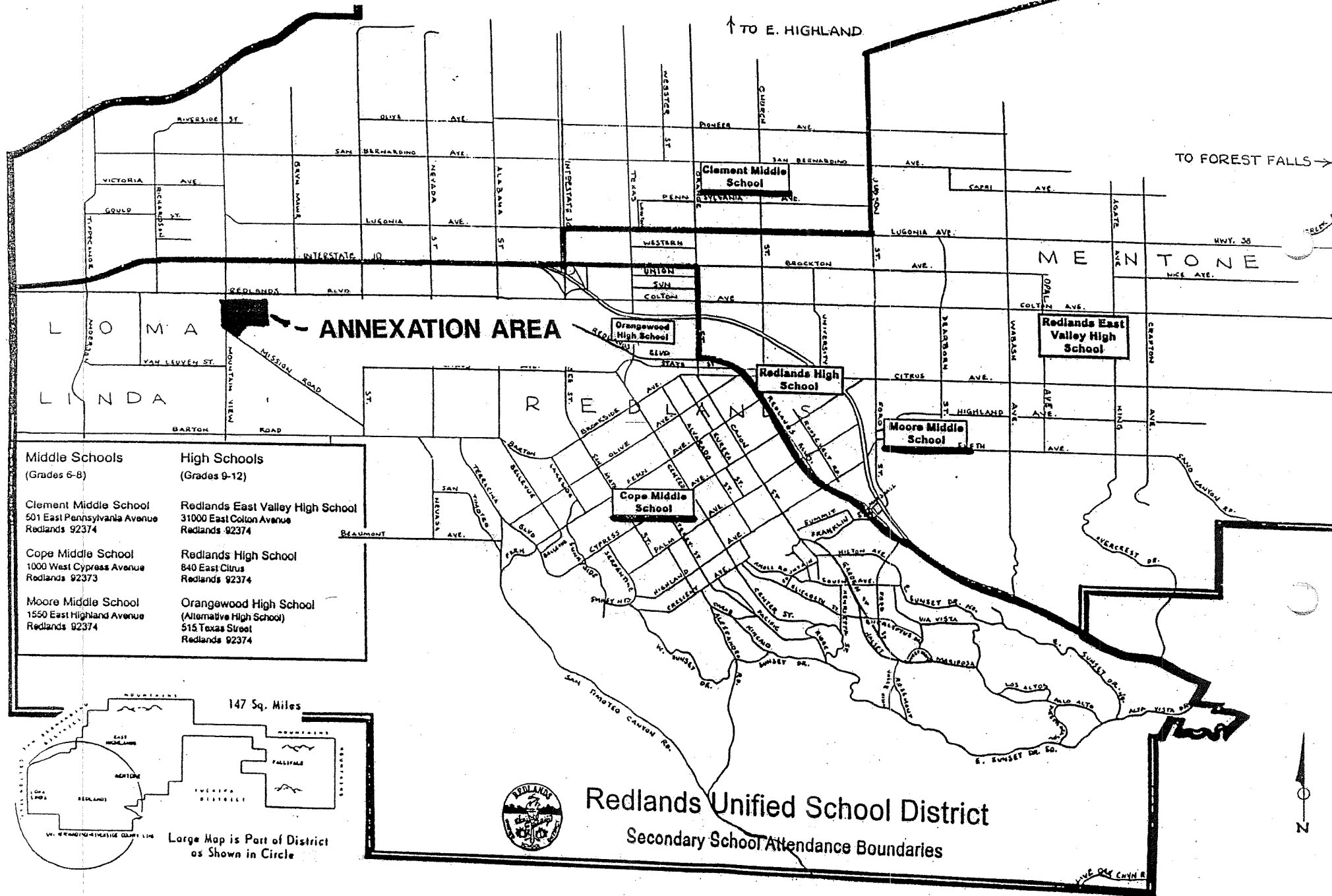
Pamela Byrnes-O'Camb, City Clerk

Appendix D

Redlands Unified School District Boundary Map

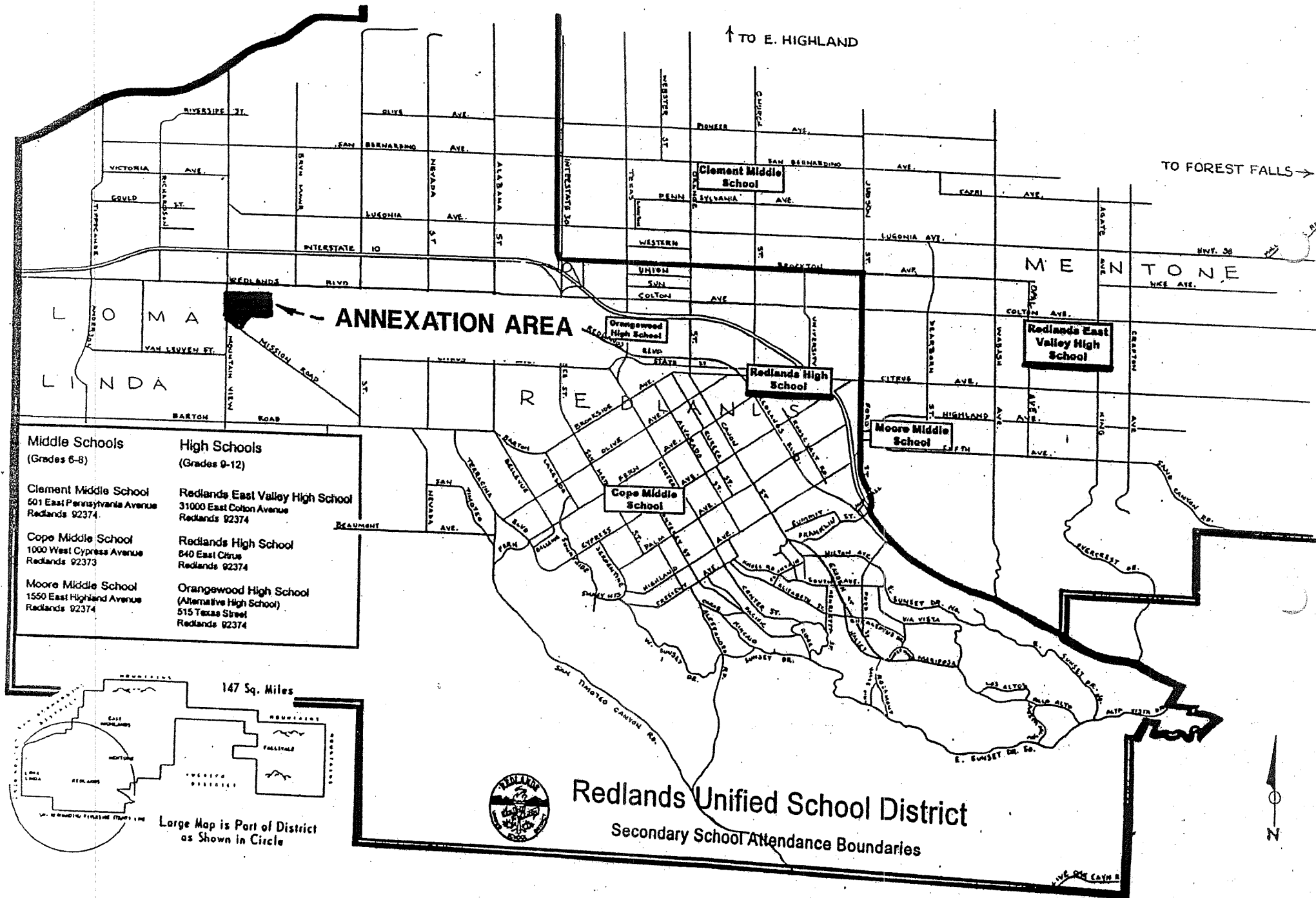
Middle School Boundaries

Clement, Cope & Moore Middle Schools



High School Boundary

Redlands East Valley & Redlands High Schools



Middle Schools (Grades 6-8)

Clement Middle School
501 East Pennsylvania Avenue
Redlands 92374

Cope Middle School
1000 West Cypress Avenue
Redlands 92373

Moore Middle School
1550 East Highland Avenue
Redlands 92374

High Schools (Grades 9-12)

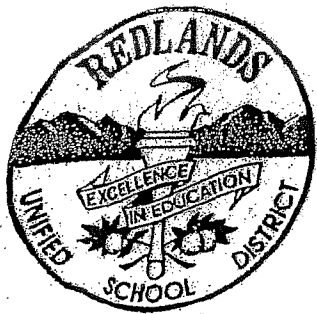
Redlands East Valley High School
31000 East Colton Avenue
Redlands 92374

Redlands High School
840 East Citrus
Redlands 92374

**Orangewood High School
(Alternative High School)**
515 Texas Street
Redlands 92374

Appendix E

Redlands Unified School District School Impact Fee Sheet



REDLANDS UNIFIED SCHOOL DISTRICT

School Facility Fees **Effective: September 13, 2004**

New Residential Construction: \$2.24 per square foot for "assessable space" – defined as "space within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, detached accessory structure or similar area."

Additions to Residences: \$2.24 per square foot for projects exceeding 500 square feet of assessable space. (The fee applies to the total increase in square footage.) There is no fee for residential additions of 500 square feet or less.

Mobile Homes: \$2.24 for a mobile home placed on a new pad (for which fees had not been previously paid).

Commercial/Industrial Construction: \$.36 per square foot for covered and enclosed space.

Senior Housing: Senior Housing development as defined by Civil Code Section 51.3 are charged the commercial fee. Should the facility be converted to standard residential use, the balance of the fee would be paid at that time.

Lattice and covered (not enclosed) patios are automatically exempt from school facilities fees. HOWEVER, the school district will issue a waiver for any other projects which may be exempt (including those which are 500 square feet or less).

Fees are paid at:

**Redlands Unified School District
Facility Planning Office
20 West Lugonia, Redlands**

It is strongly suggested that an appointment be made to pay fees. Applicants should bring a copy of the plans indicating the square footage (signed and verified by the architect, if applicable), confirmation of square footage from City/County, if available, and the assessor's parcel or tract/lot numbers. Upon payment of fees a Certificate of Compliance will be issued which must be presented to City/County officials when obtaining the building permit.

Please call the RUSD Facilities Planning Office – (909) 748-6730 – with any questions.

Appendix F

Fiscal Impact Analysis

FISCAL IMPACT ANALYSIS

Project Description:

The City of Loma Linda has initiated proceedings to annex the San Bernardino County unincorporated island of the Petersen Tract. The approximately 28.50-gross acre parcel is currently part of the City's Sphere of Influence. The area is generally bordered by Redlands Boulevard to the north, Mission Road to the south, the Southern California Edison easement to the east and Mountain View Avenue to the west. The Tract is completely developed, and as such, no vacant land is available. Upon approval of the annexation, the Petersen Tract will have the following land use designations- Low Density Residential (2.1 - 5 dwelling units per acre). Proposed pre-zoning is R-1, Single-Family Residence.

Fiscal Impacts:

There are 124 parcels in the Petersen Tract. An estimated \$139,000 was paid to San Bernardino County as part of the general tax levy paid by homeowners through their property taxes for the most recent fiscal year. According to Bob Wright, with the San Bernardino County Auditor Controller's Office, 11.7% of this figure would be paid to the City of Loma Linda upon annexation. This represents a figure of \$16,343.

Fire:

Loma Linda Fire Department is paid \$25,000 annually by San Bernardino County to provide service and response to Bryn Mawr and Petersen Tract. The City will no longer receive this payment upon annexation.

Sheriff:

Police services provided the San Bernardino County Sheriff's Department cost the City of Loma \$2.4 million dollars. This pays for services within Loma Linda proper. However, police services are provided as a courtesy to residents within these two County islands. Law enforcement services handled out the Central Station on Third Street in San Bernardino are to adjacent unincorporated pockets such as Muscoy, Del Rosa, and parts of Colton.

It should be noted that current crime statistic for these two areas are credited to Unincorporated San Bernardino County, not to the City of Loma Linda. This will change upon annexation.

Animal Control:

Animal Control services for the two County islands are provided by San Bernardino County Animal Control. The County Animal Shelter is located in Devore. The County tax base is used to provide animal control services for Unincorporated San Bernardino. Thus, there is no estimated cost breakdown for the County to provide services to these two areas.

Animal Control services for the City of Loma Linda are provided by the City of San Bernardino under contract for an annual cost of \$70,000. The City Animal Shelter is located on Mill Street in San Bernardino.

There is no real cost saving between the two agencies. Long term there is a cost saving to the County as Cities annex more County islands and there is less of demand for animal control.

Calls for animal control service in the two Loma Linda tracts referenced were minimal. A total of 17 calls for field services were responded to during the previous fiscal year (July 1, 2005 through June 30, 2006). Of these 17 calls, 6 animals were impounded / transported to a facility for care.

Trash Service:

Current trash service is provided by Waste Management, Incorporated and is billed to residents as part of the municipal utility services provided by the City which includes water and sewer. As the franchise holder, Waste Management has the right to ask for an annual rate increase as long as it is justified. There is no rate difference between residents living in the City versus living in the County.

Loma Linda Connected Communities Program (LLCCP):

All new residential and commercial development in the City of Loma Linda requires compliance with the Loma Linda Connected Communities Program (LLCCP). This requires smart wiring of a structure for fiber optic cable. Upon annexation, existing homes in the county islands will have the opportunity to pay at their expense the cost to hook up to the City's fiber optic cable.

Utility Services:

Existing cable service by Adelphia, phone service by Verizon, electric service by Southern California Edison, and gas service by Southern California Gas Company will remain the same upon approval of the annexation. Upon annexation, service will continue with no rate changes for County islands residents.

Attachment C

4. County EL/RS and City R-1 Development Standards

Article 5. East Loma Linda Planning Area.

Section:

86.030505 Single Residential (EL/RS) District.

Page
6-15

86.030505 Single Residential (EL/RS) District.

Single Residential Development Standards

DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)		6,000
Maximum Lot Coverage (building coverage)	<u>lot size</u> 0 - 19,999 sq.ft.	50%
	20,000 up to 1 acre	20%
	More than 1 acre	10%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)	<u>lot size</u> < 20,000	60/60
	20,000 or more	150
Front Yard Setback (ft.)	minimum	22
	average	25
Side Yard Setbacks (ft.)	one side	20
	other sides	5
Rear Yard Setbacks (ft.)		15/20
Street Side Yard Setbacks (ft.)	street type: local	15
	collector or wider	25

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990);
Amended 3834 (2001)

Chapter 17.34

R-1 SINGLE-FAMILY RESIDENCE ZONE

Sections:

17.34.010	Purpose.
17.34.020	Permitted uses.
17.34.030	Maximum building height.
17.34.040	Minimum lot area—Maximum lot coverage.
17.34.045	Landscaping required—Maintenance.
17.34.050	Front yards.
17.34.060	Rear yards.
17.34.070	Side yards.
17.34.080	Minimum lot width.
17.34.090	Minimum usable open area.
17.34.100	Accessory buildings.
17.34.110	Street frontage required.

17.34.010 Purpose.

The purposes of this chapter are to identify on the zoning map those areas designated for a low-density concentration of detached homes on independent lots; further, to ensure a high level of living enjoyment and suitable environment for family life through appropriate development standards; provide for the safety, health, convenience, and general welfare of the residents; and to implement the general plan. (Ord. 98 § 32.01, 1974)

17.34.020 Permitted uses.

Permitted uses in the R-1 zone shall be as follows:

- A. Single-family homes with normal accessory structures, of a permanent character and in a permanent location;
- B. Home occupations as provided by Chapter 17.12;
- C. Foster homes limited to a total of not more than four foster children;

D. Day care facilities within the residence of the licensee not exceeding six children in addition to children residing at the residence;

E. Residential care facilities for the elderly within the residence of the licensee serving six or fewer persons.

F. Second units for senior citizens subject to the following standards:

- 1. Lot coverage shall not exceed forty percent.
- 2. The minimum square footage for a detached second unit shall be five hundred square feet and the maximum shall be six hundred forty square feet. The maximum attached unit shall be six hundred forty square feet.

3. Detached second units shall be placed on lots which have a minimum lot area of ten thousand square feet.

Attached second units shall be placed on lots which have a minimum lot area of seven thousand two hundred square feet.

4. One additional open parking space shall be required for a second unit.

5. A covenant shall be required on all second units which prohibits property owners from renting the units.

6. Adequate water and waste disposal shall be available for the second unit at the time of the application.

7. Sprinklers shall be required for all units (detached and attached).

8. The second unit shall not encroach into any front, side or rear yard setbacks, and shall be subject to architectural and site review.

9. The second unit permit shall be considered by the planning commission as a conditional use permit. (Ord. 485 § 5, 1992; Ord. 451 § 2, 1991; Ord. 382 § 1, 1987; Ord. 296 § 2, 1982; Ord. 98 § 32.02, 1974)

17.34.030 Maximum building height.

The maximum building height shall not exceed thirty-five feet. (Ord. 98 § 32.03.01, 1974)

17.34.040 Minimum lot area—Maximum lot coverage.

The minimum lot area shall be not less than seven thousand two hundred square feet, and roofed coverage of the lot shall not exceed forty percent of the total lot area except as follows:

A. A parcel with lesser area than required which was lot of record prior to the effective date of this title will be considered a legal building site and may have a maximum roofed coverage not to exceed sixty percent of the total lot area.

B. In establishing an R-1 zone a lot area greater than seven thousand two hundred square feet may be established by a number designation following the zone designation symbol indicating the minimum number of square feet required. (Ord. 98 § 32.03.02, 1974)

17.34.045 Landscaping required—Maintenance.

Any part of the developed lot that is visible from the street, including turf on separated parkways, shall be landscaped as defined in Section 17.02.215 of this title. On a natural slope, the slope may be left in its natural condition or as otherwise required; however, a manufactured slope shall be landscaped.

Premises, such as lawns, yards, and gardens visible from the street shall be maintained in a manner which creates a neat, clean, and orderly appearance and which prevents visual blight and property deterioration. Pruning, mowing

and edging of lawns, weeding, removal of litter, fertilizing, and regular watering of all plantings are examples of such maintenance. All dead plants shall be replaced.

Landscaping shall be maintained by the property owner or any occupant or person in charge or control of the property. (Ord. 563 § 2, 1998)

17.34.050 Front yards.

Front yards shall be as follows:

A. A minimum of twenty-five feet or fifty-five feet from centerline of the street;

B. For subdivisions a minimum of twenty-five feet or an averaging of the front yards may be required as follows:

1. The averaging provisions of this subsection shall apply to subdivisions of five or more lots only,

2. Garage entrances shall face side lot lines on all lots having front yards of less than twenty-five feet,

3. The front yard setback may be the average of the depths of the front yard of adjacent lots on either side, so long as the average is not less than twenty-five feet,

4. Front yard setback may not be less than twenty feet where averaging occurs,

5. The total setback of all front yards in a subdivision shall average a minimum not less than twenty-five feet;

C. On streets where it is determined that limited access is necessary to provide for safe vehicular traffic and safe ingress and egress onto residential lots, a thirty-five foot setback may be required to provide for circular drives. (Ord. 188, 1978; Ord. 98 § 32.04.01, 1974)

17.34.060 Rear yards.

Rear yards shall be a minimum of fifteen feet. (Ord. 98 § 32.04.02, 1974)

17.34.070 Side yards.

A. All side yards shall not be less than fifteen feet on one side and five feet on the other. Exterior side yards shall be fifteen feet minimum. No portion of a second story wall shall be closer than ten feet to the property line; however, if the greater side yard setback has an unobstructed graded area on that side intended for garage use suitable for vehicle parking, a side yard setback may be permitted having a minimum dimension from the structure to the property line of ten feet open from ground to sky, however, in no case less than twelve feet from the building exterior wall to the property line.

B. Carport structures may be permitted on side property lines to not less than five feet from rear property lines. Such structures shall be fire rated in accordance with the Uniform Building Code and may be required to be screened for aesthetic purposes. No structure shall be permitted within

the front yard or exterior side yard on corner lots or within fifteen feet of an exterior side (street side) property line within the rear yard of corner lots.

C. Carport structures shall be reviewed by the department of community development to ensure adherence to minimally acceptable aesthetic standards. The department may require structural modification or landscaping to guarantee harmony with the existing neighborhood or to screen the carport structure. (Ord. 382 § 2, 1987; Ord. 358 § 1 (part), 1986; Ord. 152 § 1 (part), 1977; Ord. 98 § 32.04.03, 1974)

17.34.080 Minimum lot width.

The minimum lot width shall not be less than sixty-five feet. (Ord. 98 § 32.05.01, 1974)

17.34.090 Minimum usable open area.

On each lot a minimum of one thousand two hundred square feet of usable open area for personal recreation shall be supplied with minimum dimensions of fifteen feet in any direction, exclusive of minimum required front and side yards. (Ord. 98 § 32.05.02, 1974)

17.34.100 Accessory buildings.

Accessory building(s) both attached and detached shall be permitted under the same standards as main buildings. Attached shade only structures, i.e., structures that are nonwater shedding and detached one-story accessory buildings are permitted to within five feet of the rear property line. (Ord. 389 § 2, 1988; Ord. 382 § 3, 1987; Ord. 98 § 32.06, 1974)

17.34.110 Street frontage required.

All single-family developments shall have frontage upon a dedicated street except in the case where conditional use permit is issued or where remodeling or an addition is planned for a single-family residence not fronting upon a dedicated street. (Ord. 216 § 1 (part), 1979; Ord. 118 § 1 (part), 1975; Ord. 98 § 32.07, 1974)